

Legal Description

Exhibit "A"

Parcel IRP-13S

1 In the City of Tustin, County of Orange, State of California, being those portions of Lot 77,
2 of Blocks 10 of Irvine's Subdivision as shown on the map filed in Book 1, Page 88 of
3 Miscellaneous Record Maps, and as shown on a map filed in Book 165, Pages 31 through
4 39 inclusive of Records of Survey, all of the records of said County, described as follows:

5
6 For the purpose of this description the following Control Lines are hereby established:

7 8 **Control Line "A"**

9 Beginning at the intersection of the centerline of Red Hill Avenue with the centerline of
10 Valencia Avenue as shown on said Record of Survey, the centerline of Red Hill Avenue
11 having a bearing of North 40°37'39" East between Valencia Avenue and Warner Avenue;
12 thence South 49°20'07" East 106.23 feet to the beginning of a curve concave southwesterly
13 having a radius of 1400.04 feet; thence southeasterly along said curve 134.49 feet through a
14 central angle of 5°30'14"; thence South 43°49'53" East 101.77 feet to the beginning of a
15 curve concave northeasterly having a radius of 1400.04 feet; thence southeasterly along
16 said curve 134.40 feet through a central angle of 05°30'01"; thence South 49°19'54" East
17 586.96 feet to the beginning of a curve concave northeasterly having a radius of 1400.04
18 feet; thence southeasterly and easterly along said curve 733.69 feet through a central angle
19 of 30°01'33"; thence South 79°21'27" East 309.99 feet to a point hereinafter to be referred
20 to as Point "A"; thence continuing South 79°21'27" East 1047.64 feet to the beginning of
21 a curve concave southwesterly having a radius of 1400.04 feet; thence easterly and
22 southeasterly along said curve 733.34 feet through a central angle of 30°00'42"; thence
23 South 49°20'45" East 1500.61 feet to the terminus of the herein described Control
24 Line "A".

25 26 **Control Line "D"**

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Exhibit "A"

Parcel IRP-13S

1 Beginning at the hereinabove described Point "A"; thence North 15°38'31" East
2 159.80 feet to the beginning of a curve concave westerly having a radius of 600.02 feet;
3 thence northerly along said curve 116.30 feet through a central angle of 11°06'21"; thence
4 North 04°32'10" East 747.07 feet to the beginning of a curve concave southeasterly having
5 a radius of 251.01 feet; thence northerly and northeasterly along said curve 157.51 feet
6 through a central angle of 36°05'52"; thence North 40°38'02" East 667.92 feet to the
7 terminus of the herein described Control Line.

Parcel IRP-13S

10 Beginning at the most northerly terminus of Parcel I-H-3 as described in a document
11 recorded May14, 2002 as Instrument No. 20020404598 of Official Records of said County,
12 said point being on a curve concave southwesterly, lying 46 feet northeasterly of said
13 Control Line "A" and being described as "a radius of 1446.04 feet, length of 197.79 feet
14 and a central angle of 7°50'13", a radial line to said point bears North 32°49'02" East";
15 thence northwesterly and westerly along said concentric curve 559.65 feet through a central
16 angle of 22°10'29" to a line parallel with and 46.00 northerly of said Control Line "A";
17 thence North 79°21'27" West 286.09 feet along said parallel line to the beginning of a
18 curve concave northerly having a radius of 3743.60 feet; thence leaving said parallel line
19 westerly 149.73 feet along said curve through a central angle of 2°17'30" to the beginning
20 of a reverse curve concave southerly having a radius of 3759.60 feet, a radial line to said
21 beginning of reverse curve bears North 12°56'03" East; thence westerly 150.37 feet along
22 said curve through a central angle of 2°17'30" to a line that is parallel with and 52.00 feet
23 northerly of said Control Line "A"; thence along said parallel line North 79°21'27" West
24 127.17 feet to the **True Point of Beginning**; thence continuing North 79°21'27" West
25 254.17 feet; thence leaving said parallel line North 35°59'46" West 34.19 feet; thence
26 North 07°15'25" East 173.64 feet to the beginning of a curve concave westerly having a

Legal Description

Exhibit "A"

Parcel IRP-13S

1 radius of 630.02 feet, said curve being concentric with and 30.00 feet easterly of said
2 Control Line "D"; thence parallel and concentric with said Control Line "D" the following
3 two (2) courses:

4 1) northerly along said curve 29.92 feet through a central angle of $02^{\circ}43'15''$;

5 2) North $04^{\circ}32'10''$ East 365.06 feet;

6 thence leaving said parallel line South $85^{\circ}27'50''$ East 266.00 feet; thence
7 South $4^{\circ}32'10''$ West 621.44 feet to the **True Point of Beginning**.

8
9 Containing 162,317 square feet or 3.73 acres, more or less.

10
11 As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

12
13 Prepared under my supervision

14 Peter J. Fitzpatrick

15 Peter J. Fitzpatrick P.L.S. 6777

16 Expires 9/30/2004

8/13/02

Date

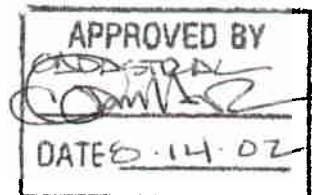
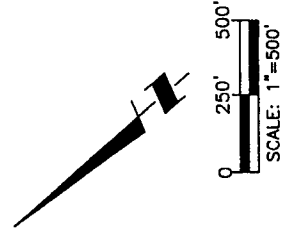


EXHIBIT B



APPROVED BY

 DATE 8-14-02



EDINGER AVE.

CONTROL LINE 'A'

SUBDIVISION

1/88

165/31-30

IRVINE'S

M.R.M.

R.S.B.

POINT 'A'

CONTROL LINE 'D'

667.92'
N40°38'02"E

$\Delta = 36^{\circ}05'52''$
R=251.01'
L=157.51'

747.07'
N04°32'10"E

$\Delta = 11^{\circ}06'21''$
R=600.02'
L=116.30'

N15°38'31"E
159.80'

309.99'
R=1400.04'
L=733.69'

$\Delta = 30^{\circ}01'33''$

RED HILL

S40°38'29"W
862.02'

VALENCIA AVE.

AVE.

N40°37'39"E

WARNER AVE.

SANTA FE DR.

Bearing Table		
No.	Bearing	Distance
L1	S49°20'07"E	106.23'
L2	S43°49'53"E	101.77'

Curve Table		
No.	Radius	Delta
C1	1400.04'	05°30'14"
C2	1400.04'	05°30'01"

DESCRIPTION: PARCEL IRP-135

MCAS-TUSTIN

SHEET 1 OF 2

PSOMAS

2187 Red Hill Avenue
 Suite 208
 Costa Mesa, CA 92626
 (714) 751-7373 Fax (714) 546-8883

SCALE 1" = 500'

DRAFTED CN

CHECKED P.J.F.

DATE AUGUST 13, 2002

JOB

NUMBER 2NAV050100

Professional Land Surveyor Seal for Peter J. Fitzpatrick, State of California, No. 6717, Exp. 9/30/04.

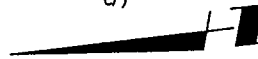
APPROVED BY
[Signature]
DATE 8-14-02

P.O.B.
N'LY TERMINUS
OF I-H-3

CONTROL LINE "A"

SUBDIVISION

-133-



0 60 120
GRAPHIC SCALE: 1"=120'

IRVINE'S

M.R.M.

N12°56'03" E
PRC (RAD)

17.5	VARIES
9.6	
1.37	

T.P.O.B.

PARCEL IRP-13S

864.44 207.34'

PARCEL
IRP-13S
3.73 ACRES

DESCRIPTION: PARCEL IRP-135

SHEET 2 OF 2

SCALE 1"=120'

MCAS-TUSTIN

PSOMAS

3187 Red Hill Avenue
Suite 250
Contra Costa, CA 94520
(714) 751-7373 Fax:

DRAFTED CN

CHECKED PJF

DATE AUGUST 13, 2002

DATE
JOB

JOB
NUMBER 2NAV050100